This instrument was prepared by:

Carolyn Piphus, Esq.
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BILL GARRETT, Davidson County
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20090713-0065147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2009.

Notary Public

My Commission Expires: AUG. 23, 2011

MAP-PARCEL# 50-3B-23 CO

The Name and Address of the new owners are:

Jackie Lee Rudolph, Jr.
1044 Mulberry Way
Nashville, TN 37207

MAIL TAX BILLS TO:

SAME

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by JACKIE LEE RUDOLPH, JR., unmarried, (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JUDITH RUDOLPH, unmarried, (hereinafter referred to as GRANTOR), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, his heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mulberry Downs, Phase I, of record in Book 7900, pages 83 through 88, Register's Office for said County, said Lot 23 fronts 37.23 feet on the northerly margin of Mulberry Way and extends back 95.22 feet on the westerly line and 105.83 feet on the easterly line to a dead line in the rear measuring 51.90 feet thereon.
>
> Being the same parcel conveyed to Judith Rudolph from Phillips Builders, Inc., by virtue of a deed dated April 30, 1993, recorded on April 30, 1993, of record in Deed Book 8940, page 869, Register's Office.

This property is subject to the following:

1. 2009 real estate taxes, a lien but not yet due and payable.

2. Restrictive covenants of record in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

3. All matters on the plan of record in Book 7900, pages 84 through 89, Register's Office for Davidson County, Tennessee.

4. Such easements, restrictions, and other matters of record that may affect the property.

This is improved property known as 1044 Mulberry Way, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of July, 2009.

JUDITH RUDOLPH

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **JUDITH RUDOLPH**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, on this 9th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: August 23, 2011

CAROLYN PIPKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

23, 2011